

# Unit J-111 - Beach Club at Fontainebleau Park (A to L)

J-111 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number:	A11583818
Status:	Active Under Contract
Size:	1,502 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$389,900
List PPSF:	\$260
Valuated Price:	\$560,000
Valuated PPSF:	\$373

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

## Building Information

Number of units:	709
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	1%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Building Association Information

The Beach Club @Fontainebleau Park Condominium Association, Inc.  
 9361 Fontainebleau Blvd  
 Miami, FL 33172-5603  
 (305) 553-9292

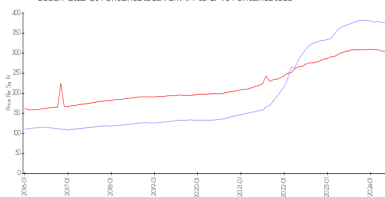
<https://thebeachclubatfontainebleaupark.communitysite.com/>

## Recent Sales

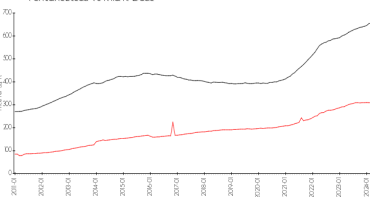
Unit #	Size	Closing Date	Sale Price	PPSF
I220	1,125 sq ft	Jun 2024	\$260,000	\$231
J224	1,125 sq ft	Jun 2024	\$270,000	\$240
E236	1,415 sq ft	Apr 2024	\$339,000	\$240
L112	1,149 sq ft	Apr 2024	\$280,000	\$244
A215	1,125 sq ft	Apr 2024	\$280,000	\$249

## Market Information

Beach Club at Fontainebleau Park (A to L) vs Fontainebleau

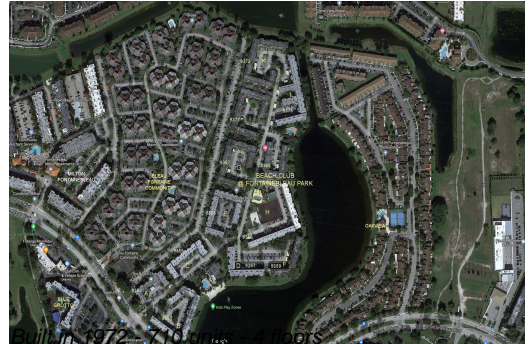


Fontainebleau vs Miami-Dade



Beach Club at Fontainebleau Park (A to L):  
 Fontainebleau: \$304/sq. ft.

Fontainebleau: \$304/sq. ft.  
 Miami-Dade: \$705/sq. ft.



## Inventory for Sale

Beach Club at Fontainebleau Park (A to L)	2%
Fontainebleau	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Beach Club at Fontainebleau Park (A to L)	47 days
Fontainebleau	35 days
Miami-Dade	82 days